

Green Building Advisory Group – Summary Minutes

August 11, 2005

Present: Rudy Berg, Brian Chesbro, Alec Dakers, Mark Miksis, Michael Roberts, Scott Stolarczyk, Robert Bolman, Doug McClaughry

Observers: Charles Biggs, David Monk

Staff: Ron Sutton, Patricia Thomas, Glen Svendsen, Mike Penwell, Keli Osborn

Incentives, Requirements & Other Strategies

1. Systems Development Charges (SDCs)

- Can the City reduce SDCs for green buildings, if reduced impacts can be shown?
- Could the City provide a template or guidelines and technical assistance to help show how impacts are reduced through green building materials and methods?

Ongoing stormwater user fee also could be reduced for green buildings.

Question: How would the City verify at time of development and later during building use?

Response: Does the City now monitor actual transportation use and patterns, post-SDC assessment?

Recommendation: Ask the SDC advisory group to consider how to recognize and reward green building methods and materials in SDC methodology.

2. Financial assistance

Could the City take on some of the financial burden (initial costs) for projects?

3. Awards & recognition

- Rely on third-party certification.
- Work with local AIA chapter and others in providing innovation award as part of Eugene Celebration recognition for designers, contractors and others.
- Could People's Choice awards include nod to sustainability?

Question: Would we want it to be juried (expertise)?

- Partner with Solar Tour (check with Energy Outlet, Emily Evans).
- Collaborate with EWEB around Earth Day.

Question: Are we encouraging green elements for conventional buildings or trying to do things very differently?

Response: Both. May have conventional-looking buildings, because stick-built buildings are fast and efficient. But, they can be improved with FSC-certified wood, elimination of vinyl and other toxins, orientation for solar, and so on.

4. Assistance

- Assist with marketing
- Provide support for eco-charettes and other predevelopment consultation/planning.

- Offer educational seminars for designers and developers. Example: Different ways to do wall assemblies, before someone has a specific project.
- Assist local firms with LEED certification for their project managers (Financial? Local training?)
- Organize in Eugene area as Portland area has done through Cascadia Chapter of U.S. Green Building Council.
- Work with Energy Trust and Better Bricks (latter will do training for about \$60-80/day/person).

Recorded by Keli Osborn

More ideas

How about requiring “green construction” to get a permit? Group determined this was politically difficult.

Instead, how about using City web site for instruction?

(Basic building forms-overhangs, solar orientation, selecting the right house plan for the site)

Local design community could provide technical advice, say at a Saturday Clinic

Interest from Jerry’s, AIA

Info on contractor-job site procedures

Jerry’s and other home improvement centers could provide information brochures in their stores

What about timing of permit review as an incentive?

The City is doing well with timing generally. There is a conflict, however, because more time is needed for AM&M typically.

What about Adjustment Review?

Could address modifications for green aspects of the construction. Use as a technique to avoid PUD.

(Staff note: Not sure where this would occur...may want to hear more about what features group believes would trigger PUD, and whether Adjustment would fix it.)

Free limited consultation or predevelopment conference for green projects. Different perspective from City: Staff there to “help” the project, rather than simply explain the rules.

Add a “Green Building Expert” to bring ideas to LCs and PDCs.

Recorded by Patricia Thomas